

September 10, 2012

**District V Advisory Board  
Meeting Minutes**  
[www.wichita.gov](http://www.wichita.gov)

**September 10, 2012  
6:30 p.m.**

**Wichita Fire Station #21  
2110 N. 135th St. W.**

The **District V Advisory Board Meeting** was held at 6:30 p.m. at Fire Station #21, 2110 N. 135th West In attendance were eight (8) District Advisory Board members, five (5) staff and fifty-nine (59) citizens who signed in.

**Members Present**

Council Member Jeff Longwell  
Kelly Watkins  
Mike Bell  
Joey Elzey  
Matt Hamm  
Paul Truitt  
Bryan Frye  
Mike Greene  
Troy Palmer

**Members Absent****Staff Present**

Bill Longnecker, Planning  
Officer Hobb, WPD-West  
Deputy Chief Snow, WFD  
Terri Dozal, Neighborhood Services  
Karen Sublett, City Clerk

**Guests**

Listed at end

**District Advisory Board Member Swearing In**

Karen Sublett, City Clerk swore-in all members present before the meeting was started.

**Order of Business****Welcome from Councilmember Jeff Longwell**

The meeting was called to order at 6:32 p.m.

**Approval of Minutes** for August 06, 2012 **Motion was made to approve the minutes Motion passed 8-0.**

**Approval of Agenda** for September 10, 2012 **Motion was made to approve the agenda.**

**Motion passed 8-0.**

**Public Agenda****1. Scheduled items: No scheduled items**

**2. Off Agenda items:** *Jane Burns* invited everyone on October 3<sup>rd</sup> to attend *Walk to School* day. This is part of a program offered through the Wellness Coalition and the Bicycle Alliance program Walktober to get people to walk for their health.

**Action: Receive and file.**

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**Staff Presentations****3. WPD/Community Police Report**

**Officer Hobb, WPD**, reported on beats 16, 17, 19, and 199 and District V Neighborhoods.

- ☐ 16 Beat 63% larcenies with 39% auto. 13 burglaries for August and eight were at apartment complexes. There have been no common factors and we will begin education to apartment managers on this. A sex offense at 7700 W. Central due to a window peeper.
- ☐ 17 Beat- 90% larcenies near West Kellogg.
- ☐ 19 Beat 83% larcenies with 32% auto and 24% shoplift.
- ☐ 199 Beat auto larceny.
- ☐ SPECIAL ASSIGNMENTS: Education to business owners about all the larcenies.

**Action: Receive and file.**

**4. Wichita Fire Department Report**

**Deputy Fire Chief Elizabeth Snow, WFD**, reported on District V statistics and other WFD information.

August fire reports: 2012-40 fire reports compared to 23 in August 2011, seven were structure fires.

386 medical service calls for 2012 compared to 296 in August 2011.

120 service alarms for 2012 compared to 130 in August 2011.

446 overall alarms for 2012 compared to 449 in August 2011.

OTHER: On August 26<sup>th</sup> the department celebrated its 126<sup>th</sup> birthday with Medal Day honoring firefighters. We had some of our firemen in the national magazine Fire House such as the firefighters who rescued the dog this past summer. Station 10 saved a two-year old girl. We're working with the American Red Cross and apartment complexes giving them handouts about cigarettes and cooking-out on balconies. Sept. 22<sup>nd</sup> we will hold the regional HOT Hand On Training with firefighters coming from all over the states to share ideas.

**Action: Receive and file.**

**New Business****5. ZON2012-00024 and CUP2012-00021**

The District V Advisory Board (DAB) considered City zone change from SF-5 and SF-20 Single Family Residential to LC Limited Commercial (assoc. with CUP2012-00021), generally located on the northeast corner of 29<sup>th</sup> Street North and Maize Road.

The members were provided the MAPD staff report for review prior to the meeting. *Bill Longnecker, Planner* presented the case background, reviewed the staff recommendation and answered questions of members and the public.

The applicant spoke for the project saying Wichita is a beautiful community and we want to be good neighbors and we want you to be our shoppers. I have already received some tweaks about the building being too close to the residents.

*Bryan Crawford*, Engineer said there would be an increased buffer area with 90ft building setback. There would be no water discharge to the residents and no pedestrian access to Fox Ridge unless the Fire Department required it. *Crawford* continued that Sam's has a no idle policy for the trucks that come to the facility. There would be a natural retention pond with landscape of national grasses with a 60 ft. buffer on Sam's side. The Sam's signage does not face the residence and there will be no lights directed to the neighborhood. There will be emergency lighting which is required. There will be a fuel station for members only but will not be manned. The Sam's

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traffic counts will be less than a 60ft. strip mall. It's possible we could reroute the school traffic but first we will need to visit with the Traffic Engineer.

Kevin Vaskey stated there would be two retention ponds on the property for run-off. If we have to increase the size of the ponds it will depend on what the stormwater staff tells us. At present they don't have enough data to determine what will be needed.

The Board asked/made the following questions/comments: *Responses in Italics*

- Concerning the building – does the building elevations change from site to site? *This is Sam's foot print and what works for them. Each building size is also determined by the municipality.*
- Will garage doors have glass in them? *No glass, the garage doors will be open during the day and only closed at night. They are easier to maintain this way.*
- I have a concern with vehicles coming from Maize road.
- I appreciate the berm design.
- Will the fence be rod iron or masonry? *It will be a 6-8 ft. concrete wall to look like masonry.*
- What is the highest point of the building? *The highest point is 35 ft. and the back wall is 32 ft.*
- Does staff agree with no traffic light being installed? *Once this is re-platted we will be talking to the Traffic Engineer about lights.*
- Will most truck traffic be heading back into the city? *I believe so.*
- Will there be a center turn lane north of 29<sup>th</sup> and Maize? *No.*
- Is the applicant looking at a turn lane from the building?
- What about drainage? *This has to be platted first and we will involve stormwater when we get to that point.*
- The property at 29<sup>th</sup> east of this site can it be zoned LC and CUP now? *Not at this time, that would have to be a request from that land owner.*
- What time will truck delivery occur? *This will be from 7 am-7 pm but it could be also at other times. There can be from 20-25 trucks daily.*
- What about outside containers for storage? *There will be outside storage containers and they will be screened.*
- Is there a proposed highway near here in the future? *There may be a 96 loop near the old Woodard Mercantile, North of 37<sup>th</sup> but not maybe for 10 years.*
- How high will the berms be? *They could be from 6-8 ft. high.*
- Is this the best location for the building? Not directly adjacent to Fox Ridge. *This is all still somewhat preliminary.*
- Will this case return to DAB? *If issues are still unresolved, it's possible.*

Eleven (11) members of the public spoke in opposition of this request; the following are comments/questions?

- There has been minimal communication between the Fox Ridge residents and the Sam's Company.
- Why is this being zoned all LC? It's difficult to get excited about these plans.
- We thought the site would eventually be for more housing.
- We will be faced with negative impact and increased crime.
- There will be devaluation of our property and where will our wildlife go.
- I can already drive 10 minutes to the closest Sam's Club.
- There is not enough retention now for drainage, so how are we going to get rid of water when we have commercial development that increases water flow during heavy rains.
- I say Sam's should consider different retention ponds.

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- This is a negative impact to safety, the school has 2100 students and now with an increase of automobiles and trucks, kids won't be safe riding their bike or walking to school.
- This affects my quality of life.
- The 2030 Comprehensive Land Plan said the area would be for light commercial, we bought our homes because we thought this would be upheld.
- This is my last single investment and I have a duty to protect myself from financial loss.
- Where is the highway?
- Strict standards should be applied to Sam's.
- Has any other corner of this area been considered for this request?
- Have they considered moving the store to the SW side and putting the smaller buildings near Fox Ridge?  
*This would affect the inside of the building as its set to sit a certain way.*

**\*\*\*\*Action:** The District V Advisory Board members made a motion to recommend to City Council **Approval (5-3)** for the zone change from SF-5 and SF-20 Single Family Residential to LC Limited Commercial (assoc. with CUP2012-00021), based on findings listed in the staff report.

**Frye** said this has been a work in progress and we have heard all the neighborhood comments made tonight. The MAPC will hear this on 9-20 and we don't know how they will vote.

The residents who spoke in opposition are listed below.

Scott Bender 3109 N. Red Fox St.  
 Roger Nice 10105 W. Westlakes Ct.  
 Mike Beaver 9921 W. Westlakes Ct.  
 David Piper 9717 W. Westlakes Ct.  
 Rebecca Jones 9905 Westlake Dr.  
 Rene Cordell  
 Kreg Greenwood 10520 W. 31<sup>st</sup> St. N other side of Fox Ridge, represent Bell Park  
 Kenny Kolb 9969 W. Westlakes Ct.  
 Dale Miller 9709 W. Westlake  
 Jerry Dubyak 8910 W. Silverhollow  
 Kathryn Manrose 3131 N. Maize

## **Board Agenda**

### **6. Updates, Issues, and Reports**

**Councilmember Longwell:** reported on the Buffalo Park dedication for Sept. 11th with updated walking paths.

**DAB Members: Green** said they would be presenting the first look of the redistricting process with several options to council soon. If you want to review the minutes of the committee meetings you can go on the city website to review. District's #2 & 5 have the most growth with 1-3 and 6 are land locked. We are trying to evaluate those areas to allow for growth. The city council has until the end of the year to make a decision.

**Park Board:** Golf has really increased and we are wondering if it is due to better weather, media focus or because it's cheaper to play at the courses instead of country clubs. The golf sub-committee is reviewing outsourcing golf operations and is scheduled to go to City Council on Sept. 11<sup>th</sup>.

**Action:** Provide comments/ take appropriate action

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**General Comments/ Announcements:**

**Next Meeting:** The next meeting for District Advisory Board V will be held at **6:30 p.m., Monday, October 1, 2012** at Fire Station, #21, located at 135th St W. and 21st St. N.

With no further business to discuss the meeting adjourned at 9:15 pm.

**Guests**

David Piper	9717 W. Westlakes Ct.	Fox Ridge	
David Carpenter	3241 N. Flat Creek	City	
Roger Nice	10105 W. Westlakes Ct.		
Jerry Dubyak	8910 W. Silver Hollor		
Shannon Marcano	4510 Belleview KCMO Sam's		
Claudia & Steve Hahnbaum	3322 N. Den Hollow Cir.		
Brian Crawford	211 N. Record St. Ste.222	Dallas, TX. 75202	SAM's Architect
Becky & Andy Jones	9905 W Westlakes		Fox Ridge
Kevin Vaskey	12750 Merit	Dallas, TX. 75202	SAM's
Scott Bender	3109 N. Red Fox	Wichita, KS-67205	Fox Ridge
Jean Roller	3222 N. Brush Creek		Fox Ridge
Lisa Lutz	3222 N. Brush Creek	Fox Ridge	
Lauren & Carol Worley	3222 N. Grey Meadow	Fox Ridge	
Regina Coffman	10303 W. Westlakes	Fox Ridge	
Diana Kerans	10208 W. Westlakes Ct.	Fox Ridge	
Brian Wilhite	3233 N. Flat Creek	Fox Ridge	
Chris Dennis	8902 W. Silver Hollow	Fox Ridge	
Micah Jackson	8220 E. Oxford Cir		
Mike & Jana Beavers	9921 W. Westlakes Ct. 7717-4757709		
Jim & Joan Tidball	10211 W. Westlakes Ct. 67205	316-721-8735	<a href="mailto:JSt52@Sbcglobal.net">JSt52@Sbcglobal.net</a>
Tim Seguine	9721 W. Westlakes Ct. 258-5103		<a href="mailto:tseguine@usd259.net">tseguine@usd259.net</a>
Denise Seguine	9721 W. Westlakes Ct 307-3347		<a href="mailto:dseguine@usd259.net">dseguine@usd259.net</a>
Bonnie Branson	3331 N. Flat creek Cir. 295-3545		
Tim Smith	3118 N. Brush Creek St. 214-9056		
Gretchen Churchill	8901 W. Silver Hollow Ct. 721-7665		
Sarah Laufter	9901 W. Westlakes Ct. 67205 773-2385	Fox Ridge	
Diana Cabbage	11314 W. Delanu dcabbage 1 @ cox.net		
Barbara & Jack Mock	10215 W. Westlakes Ct. 239-1886	Fox Ridge	
Don & Cindy Cornetly	3117 N. Brush Greek Ct.	Fox Ridge	
Paul Vick	8918 W. 21 <sup>st</sup> . St. N. 200737-6410		
Deb Hand	3217 N. Den Hollow 617-2409	Fox Ridged handrab @yahoo.com	
Nathan Stockmen	10319 W. Westlakes Ct. 722-1229	Fox Ridge	<a href="mailto:Sh_and-Na@hotmail.com">Sh_and-Na@hotmail.com</a>
Amy Decker	3121 N. Red Fox 619-4247	Fox Ridge	
Stephone Froggatte	3202 N. Brush Creek 721-1452	Fox Ridge	<a href="mailto:smallfrog@cox.net">smallfrog@cox.net</a>
David & Martha Stuart	3101 N. Red Fox 67205 722-3667	Fox Ridge	
Ryan Irsik	3902 SW Ridjein.1 <sup>st</sup> Bandonville, Ar. 72712	479-715-1213	
Jeff Evans	3326 N. Den Hollow Cir. 729-8824	Fox Ridge	

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Dale Miller	9709 W. Westlakes Ct. 721-1381 Fox Ridge
Will and Lisa Bowman	9825 W. Westlakes Ct. 729-6314 Fox Ridge
Craig Miller	3113 N. Red Fox 258-2467 Fox Ridge
Kreg Greenwood	10520 W. 31 <sup>st</sup> St. N. 990-4388 Belle Park <a href="mailto:kzirnwood@gmail.com">kzirnwood@gmail.com</a>
Larry Bruna	3222 N. Den Hollow 67205 722-3275 Fox Ridge
Rick & Carol Hladik	9914 W. West Lakes Ct. 67205 729-5713 Fox Ridge
Curtis Bink	3124 N. Maize Rd. 67205 722-8083
Kenny Kolb	9969 W. Westlakes Ct. 620-640-3569 Fox Ridge
Jennifer Halbrendt	3012 N. Den Hollow 721-0109 Fox Ridge
Monty Souder	3323 N. Flat Creed Cir. 721-2369 Fox Ridge
Tom & Sharyn Mayo	9926 W. Westlakes Ct. 755-2601 Fox Ridge

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant